

Executive Summary

J.A. Matthew Architect Ltd. has been commissioned for architectural services to provide Alberta Infrastructure with a school facility evaluation for the Lethbridge Collegiate Institute, Lethbridge, Alberta.

The original building was constructed in 1949, with additions constructed in 1955, 1957, 1970, and 1986. A major modernization was incorporated during the work to construct the addition in 1986.

The school is in good to very good condition. Flooring is required to be replaced in several areas due to high traffic. The gymnasium flooring requires repairs to the loose wood sleepers and the wood flooring refinished. Wood windows in the 1949 windows are identified for replacement.

Cafeteria, Staff Room, Science Room and Chemistry lab millwork need upgrading and replacement. Renovations to the boys' and girls' gang type showers are required by the Alberta Building Code, 1997 edition. The equipment in the language lab is outdated and is to be replaced.

The structural foundation shows minor signs of ground settlement over the years, and some remedial work is required in localized areas. Generally, work is limited to touch up and caulking.

Mechanically, the HVAC system servicing the 1970 A-Wing is inadequate and is reaching the end of its' service. It should be replaced with a heat pump system to match the HVAC system that is in place for the remainder of the facility. The HVAC system located in drama centre must be replaced. Steam injected humidifiers should be installed into the HVAC system. The original water and sanitary services are suspect and should be replaced. Domestic water and portions of the sanitary pipe located in the C-Wing must be replaced.

Electrically, the emergency lighting must be upgraded. The elevator controls are antiquated and should be replaced. The clock system does not function properly and must be replaced. The lighting fixtures should be replaced with T8 lamps and ballasts. Separate circuits should be provided for classroom computers.

Cost Summary

The estimated costs of the summary assessment has been calculated partially with the 'Costing Unit Rate Chart' as provided by Alberta Infrastructure where possible; and by using costs of individual components as applicable to that item.

Estimates have been calculated on Lethbridge costs, and cost estimates have been provided for evaluation ratings of 1 to 3 only. FI rated items are 'Further Investigation' as noted in this report.

Section 1.	Site Conditions	\$ 68,000.00
Section 2.	Building Exterior	\$ 43,500.00
Section 3.	Building Interior	\$ 276,200.00
Section 4.	Mechanical Systems	\$ 776,000.00
Section 4.	Electrical Systems	<u>\$ 900,000.00</u>
Total Estimated Costs		\$ 2,065,700.00

The above costs are estimates only, and may vary due to regional market variations. GST and consulting fees are not included.

Space Adequacy Summary

Section 7. Space Adequacy Based on the School Building Area Guidelines for senior high schools, this school is larger than the guideline allowances. The majority of the surplus area is in the Industrial Arts program, and in other non-instructional areas.

Existing Total Area	20,645 m ²
Equiv. New Facility	16,876 m ²
Surplus	3,774 m ²

The total school capacity is 2,140 students. Current enrollment is 1,180 students.

Further Investigation

There is an outside glycol storage tank that still contains some glycol. It is no longer in use, and should be removed.

Conclusion

The modernization project in 1986 has substantially increased the life span of the school, with regular wear and tear maintenance requirements for the next 5 years required. It is forecasted that re-roofing, flooring and equipment upgrading may be required at that time.